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23rd April 2026

Paul Kerr
1 Water Meadows Way
Pagham
Bognor Regis
PO21 4FD

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No:	P/30/26/OUT
Site Address:	Land North of Summer Lane Pagham
Description of works:	Outline application with some matters reserved, except access, for up to 120 No residential dwellings including means of access into the site (not internal roads). This application is a Departure from the Development and affects a Public Right of Way.

Thank you for your internet representation made on 23rd April 2026 which has been recorded as an objection with the comments as follows:

OWPC83071

I would like to raise serious concerns regarding the use of Summer Lane in relation to this proposed development.
Summer Lane is understood to be a private road, for which residents are responsible for maintenance and upkeep. The suggestion that this lane could accommodate access relating to a development of this scale is wholly unrealistic.
The lane is already heavily used by large HGVs accessing the nearby water treatment works, including tankers travelling throughout the day. During the recent expansion of the treatment works, there were frequent issues with tipper trucks passing each other, often mounting the pavement. Despite repeated complaints at the time, these concerns were not addressed.
More recently, within the last week alone, large slurry tankers serving Barfoots Farm have been using Summer Lane extensively. On three consecutive days, I recorded up to 42 tanker movements per day, and I have video evidence showing multiple HGVs attempting to pass each other, again using the pavement as part of the road.
Summer Lane is effectively a single-track road for much of its length, with limited or no pavement in places. It is widely used by pedestrians, including families, dog walkers, cyclists and visitors walking to the bird sanctuary and North Wall.
There is also a new play park under construction, with its entrance directly onto Summer Lane and no proper pavement provision. This creates a significant safety concern, particularly for children.
The junction of Summer Lane with Pagham Road is also inadequate for HGV movements. When large vehicles enter the lane, oncoming cars are often forced onto the pavement to allow them to pass.

While access for the treatment works is clearly necessary, the existing level of HGV use already creates significant challenges. Introducing additional traffic associated with a major housing development would place unacceptable pressure on an already constrained and unsafe route.
I would strongly urge the Council to visit Summer Lane in person to fully understand the current conditions and the impact that further development would have.
Please take these concerns seriously when considering this application.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :https://www.arun.gov.uk/what-happens-next.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website https://www.arun.gov.uk/planning-application-search

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely

NC.

Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website https://www.arun.gov.uk/privacy-policy/

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
https://www1.arun.gov.uk/planning-application-finder